

Sustainable Sunnyvale

Where We Are / Where We're Going

RevDRAFT

COMMUNITY DESIGN AND DEVELOPMENT

Lead: Community Development Department

Goal: Encourage sustainable development throughout the City of Sunnyvale, to provide education and information to the community, and to serve as an acknowledgement by the City Council of the importance of sustainable development concepts and practices. (*Council Policy 1.1.9*)

Current Services & Practices

Services

Land Use Planning & Building Safety

- Many CDD services on-line:
 - Green Building Information
 - Building Permit History
 - Minor building permits
 - Tree Removal Permit applications
 - Public Hearing Agendas and Staff Reports
 - Zoning Code
- One-Stop Permit Center
 - One-stop information & permits for building and zoning
 - Six divisions available at one location
 - Green Building products display
- Over-the-counter processing of solar applications if there is evidence of no conflict with protected trees.
- All permit review times have been minimized over the years (such that the “expedited permitting” that other cities are offering for green building development is already provided for all permits in Sunnyvale).

Neighborhood Parks and Open Space Management

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Practices

Land Use Planning

- Review and processing of development permits that incorporates SMC requirements that promote green development:
 - M-S and M-3 zoning districts that provide LEED¹ Certified buildings are granted a 5% FAR bonus (SMC 19.32.075).
 - M-S and M-3 zoning districts that provide bicycle support facilities (i.e. showers/lockers) can be granted up to 5% FAR bonus, without counting towards maximum FAR of the building (SMC 19.32.070).
 - Moffett Park Specific Plan will require all buildings over 10,000 sq. ft. to meet “design intent” of LEED after January 1, 2009; prior to 2009, such design criteria is strongly encouraged (SMC 19.29.130).

¹ Leadership in Energy and Environmental Design (LEED)

- Landscaping requirements for use of water conserving plants, shading and landscaping water conservation practices (ex. grouping non-water-conserving plants)
- Council Policy for Sustainable Development and Green Buildings (1.1.9) encourages the development of green buildings and community education/information.
- Promote alternate modes of travel to the automobile.
- Implementation of Stormwater Management Program (part of SCVURPPP)
- Part of regional collaborative effort to develop and now implementation of *Guidelines and Standards for Land Use Near Streams* to better protect natural resources.
- Bicycle parking is required for certain multi-family residential projects (SMC 19.46.050).
- Enhance the aesthetic environment and contribute positively to climate and air quality
 - General Landscaping includes: (1) at least 20% of site and 20% of parking lot, and (2) water conserving plants in 70% of all landscaped area
 - Parking lot landscaping – Must provide 50% shading within 15 years
- Sidewalks in Industrial areas – Promote pedestrian use and safety
 - sidewalks required - industrial subdivisions
 - sidewalks required with change in use & new construction
 - thresholds expanded for required sidewalks
- Solar water heating: Reduce consumption of energy
 - Solar water heating systems required for new residential—provided that it is cost-effective (1981): Apartment & condo complexes, and Swimming pools in new complexes
- Moffett Park Recycled Water – required for new development and additions >10,000 s.f.

Building Safety

- Limitations on wood burning appliances – Enhance health and quality of life and improve air quality by reducing air pollutant emissions
 - Prohibitions on construction of wood burning appliances and materials that may be burned in legal wood burning appliances (2001)
- Title 24 Energy Requirements (State of California) – Energy Efficiency Standards for Residential and Nonresidential Buildings Standards for:
 - Lighting
 - Heating, Air Conditioning
 - Ventilation
 - Insulation

Services/Policies in Development

Land Use Planning

- Sustainable Building Requirements (STUDY ISSUE PAPER)
- City-wide Solar Energy Plan (STUDY ISSUE PAPER)

Neighborhood Parks and Open Space Management

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Public Works

- Pedestrian safety and opportunity study (STUDY ISSUE PAPER)
- Street tree replacement list update (STUDY ISSUE PAPER)

Into the Future - DRAFT

- Best practices for review
- Potential items for Study Issue papers

Operations

Land Use Planning & Building Safety

- Require:
 - Tankless water heaters
 - Maximum % impermeable surfaces
 - Energy efficient appliances
 - Low Water Fixtures
 - Green Roofs
 - Photo-voltaic panels
 - Other LEED standards
- For residential projects, Utilities funding could be provided for each new green home meeting a specified number of BIG points, and/or for a “green-rater” to evaluate the finished product.
- For non-residential projects, exceeding Title 24 (Building Code) by a certain percentage could lead to a bonus for developers, with additional incentives for LEED Certified or higher LEED rating.
- Encourage or require green building consultation (“ask an expert”) as part of permit submittal
 - Ex. Berkeley requires a one-hour consultation for folks pulling certain kinds of permits. They sit down with a green building expert who goes through their plans and lets them know how they could, should they choose, make their project to be greener.
- Develop community recognition program/awards for residents and businesses that build green.
- Allow Park dedication fee credits for green roof.
- Work with utility companies on a rebate program.
- Allow minor deviations (ex. additional height) without a Variance or Re-Zone to PD if meeting LEED standard (silver?)
- Develop revolving loan fund to cover installation costs.
- Develop education programs:

- For homeowners – similar to a 1st time homebuyers, on benefits and resources available,
- For developers – coordinate with NOVA and regional schools to develop a training on City requirements and incentive programs available,
- For businesses – coordinate with NOVA and Economic Development
- Training for staff (helps expedite review of permits).
- Incentives: reduce or waive fees for period of time (ex. next 3 years)
- Pursue grant opportunities to assisting in planning and implementation for sustainable practices.
- Partner with PG&E to education the community about sustainable energy opportunities, promote opportunities offered by PG&E, and promote the City's commitment to sustainable energy.
- Require LEED standards be met both of individual structures as well as for neighborhood developments (LEED-ND).

Policy

Land Use Planning & Building Safety

- Building and Planning Fee Incentives for Solar Panels and Green Buildings (proposed STUDY ISSUE PAPER)
- Increasing Minimum Dimensions for Useable Open Space (proposed STUDY ISSUE PAPER)
- Community Design Sub-Element Update (proposed STUDY ISSUE PAPER)
- Smart Growth Principles for Residential Streets (proposed STUDY ISSUE PAPER)
- Monitor and Influence State/Federal Legislation
 - Green House Gas Emissions
 - Expanded Use of LEED and comparable programs – Review new LEED (e.g. Commercial Interiors and Neighborhood Planning) and Green Point Rated programs to determine if these programs should be incorporated into development standards (through incentives or requirements)
 - Air and Water Quality pollutant standards
 - Building Code Requirements
- Offer Development Incentives
 - Higher levels of sustainability
 - Alternative Energies
 - Power Efficient Devices
 - Higher Landscape standards
- Update surface run-off Sub-Element (STUDY ISSUE PAPER)
- Zero waste policy (STUDY ISSUE PAPER)
- Plan line study to accommodate bicyclists and pedestrians (STUDY ISSUE PAPER)
- Modify City's Building Code to require every new non-residential building to have a Leadership in Energy and Environmental Design (LEED) rating (ex. LEED Silver, as for new City buildings) and every new residential building to meet a specified number of "Build-It-Green" (BIG) points if above a certain size (ex. 5,000 sq. ft. or 30 units or \$2 million construction cost).
- Establish the current footprint as the baseline and establish a mitigation fee for new impacts; fee would be reduced based on level of green building construction or design provided. (An impact fee is subject to "impact fee" requirements, including statutory "nexus" requirements.)

- Require new developments/businesses to meet the baseline (or intent) by “trading” energy credits with others to maintain the baseline (local “cap & trade program). The intent can also be met by using additional green building materials/practices, or buying Green Power from PG&E.
- Establish a refundable Green Fee: Pay it up front and get it back if you build green.
- Provide a density bonus for higher level of LEED certification.
- Work with County to explore waiving re-assessment of home (for tax purposes) if solar or basic green components added.
- Explore reduction of property taxes for green building (in RDA area).
- Partner with regional partners whenever possible to minimize expenditure of resources and maximize impact on sustainability.
- Establish clear goals and priorities for staff in cases of conflict between types of environmental sustainability (ex. tree preservation versus shading of solar panels).
- Work with BAWSCA, the SCVWD and other regional partners to promote “smart use” of water.
- Noise Sub-Element Update (proposed STUDY ISSUE PAPER)
- Centralized Trash Enclosure Requirements for Attached Housing (proposed STUDY ISSUE PAPER)
- Prepare Exterior Light Guidelines (proposed STUDY ISSUE PAPER)
- Parking Lot Shading Requirements (proposed STUDY ISSUE PAPER)
- Explore allowing and even encouraging the use of grey water systems in certain situations.
- Re-negotiate water contracts that create an incentive for water use reduction.
- Promote development of solar industry by establishing a minimum annual investment in solar energy for a fixed period (10 years) that will be used to retrofit city facilities or to subsidize commercial or residential installation of solar (or equivalent) equipment. This may be tied to investment in a Sunnyvale business.
- Incorporate sustainable energy into City’s emergency plan (ex. install solar panels on city well facilities to ensure access to water in emergencies).
- Encourage alternative transportation options and being limiting amenities for single-passenger motor vehicles (ex. reduce parking capacity for single-passenger cars).
- Encourage use of water-conserving plants in lawns by establishing a water-use mitigation fee for developments that include lawns. City-wide water rates could be increased, with rebates given to property owners that meet both a minimum of landscaping and the landscaping consisting of a minimum percentage (70%) of water-conserving plants.
- Establish a “carbon budget” for the City in addition to a fiscal budget, and review on an annual basis.